

**SELLE - SAMUELS COMMITTEE  
MEETING MINUTES  
TUESDAY, JULY 31, 2018**

**CALL TO ORDER:** The Selle-Samuels Committee meeting was called to order at 3:02 p.m. on Tuesday, July 31, 2018 in the 2<sup>nd</sup> floor conference room, of the Administration Building, located at 1500 Hwy 2, Sandpoint, Idaho.

**COMMITTEE MEMBERS PRESENT:** Charles Pope, Louis Kins, Betty Anderson, Fred Omodt, Brian Wood, Tom Cleveland, and Susan Fay

**COMMITTEE MEMBERS ABSENT:** Sherry Anderson, Daniel Vaniman, and John Malloy

**STAFF PRESENT:** Planning Director Milton Ollerton and Floodplain Manager Jason Johnson

**GROUP DISCUSSION:**

Reasoning for Selle/Samuels committee. Fred stated that he has a concern that some people are under the misunderstanding that the committee is trying to blanket the entire Selle Valley with ten acre minimums regardless of what they are now. He stated his intent is to come up with a way to keep that from happening in the future. He further stated he believes it is the purpose of the committee to prevent any other non-conforming lots from being created.

Susan Fay made a motion to move on with the "Statement of Intent" and use it as a base starting point. Brian Wood seconded the motion. Further discussion regarding non-conforming lots. Motion voted upon and the motion passed unanimously.

Continued discussion on definition of "Rural Character"

Suggested Rural Character definition:

Rural areas include the mixture of agricultural uses, green fields, open space, range land, forest, and other rural land characteristics with minimum residential, commercial and industrial development. High-density development threatens rural character. "Rural character" refers to the patterns of land use and development described below. Ordinances and land use decisions shall take into account these valuable attributes of rural character as listed below:

1. In which open space, the natural landscape, and vegetation predominate over the built environment;
2. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
3. That provide visual landscapes that are traditionally found in rural areas and communities, preserving open space, visual landscapes, scenic vistas and natural areas;
4. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
5. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
6. That generally do not require the extension of urban governmental services;

7. That provide and protect high water quality in lakes, streams and rivers; and that provide and protect clear sky and clean, healthy air quality; and
8. That provide for low traffic congestion.

Next meeting – Tuesday, August 21, 2018

The meeting adjourned at 4:20 p.m.

Respectfully submitted,

  
Milton Ollerton, Planning Director

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The above Minutes are hereby approved this 17<sup>th</sup> day of September, 2019.

Selle-Samuels Area Plan Committee

  
Fred Omodt, Chairman